146.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	880,400 / 880,400
					USE VALUE:	880,400 / 880,400
					ASSESSED:	880,400 / 880,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
164		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUVOS CHRISTOPHER L
Owner 2:	MOULTON SALLY
Owner 3:	
Street 1:	164 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HUVOS CHRISTOPHER L -
Owner 2:	MOULTON SALLY -
Street 1:	164 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1720 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8022.000	388,600		491,800	880,400
Total Card	0.184	388,600		491,800	880,400
Total Parcel	0.184	388,600		491,800	880,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.86 /Parcel: 511.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96354

GIS Ref

GIS Ref

Insp Date 05/07/18

!11465!

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	388,600	0	8,022.	491,800	880,400		Year end	12/23/2021
2021	101	FV	376,900	0	8,022.	491,800	868,700		Year End Roll	12/10/2020
2020	101	FV	376,900	0	8,022.	491,800	868,700	868,700	Year End Roll	12/18/2019
2019	101	FV	289,300	0	8,022.	458,800	748,100	748,100	Year End Roll	1/3/2019
2018	101	FV	435,200	0	8,022.	372,900	808,100	808,100	Year End Roll	12/20/2017
2017	101	FV	435,200	0	8,022.	339,900	775,100	775,100	Year End Roll	1/3/2017
2016	101	FV	435,200	0	8,022.	306,800	742,000	742,000	Year End	1/4/2016
2015	101	FV	405,400	0	8,022.	300,200	705,600	705,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:33:48

LAST REV

Date	Time
10/24/18	13:34:57
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11465

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUVOS CHRISTOPH	40233-450		7/31/2003		560,000	No	No		
O`CONNELL WILLI	22092-57		6/3/1992			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2013	1088	Manual	11,721	C				
11/6/2003	968	Renovate	138,000			G6	GR FY06	gut & re-do kit &

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	Meas/Inspect	BS	Barbara S
1/9/2014	Info Fm Prmt	EMK	Ellen K
8/10/2005	Fieldrev-Chg	BR	B Rossignol
1/20/2004	MLS	HC	Helen Chinal
12/15/1999	Inspected	264	PATRIOT
11/15/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96354
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8022		Sq. Ft.	Site		0	80.	0.77	9									491,828						491,800	

Total AC/HA:	0.18416	Total SF/SM:	8022	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	491,828	Spl Credit		Total:	491,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26046515
Const Adj.:	0.99980003
Adj $ / SQ:	163.828
Other Features:	87268
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477393
Depreciation:	88795
Depreciated Total:	388598

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

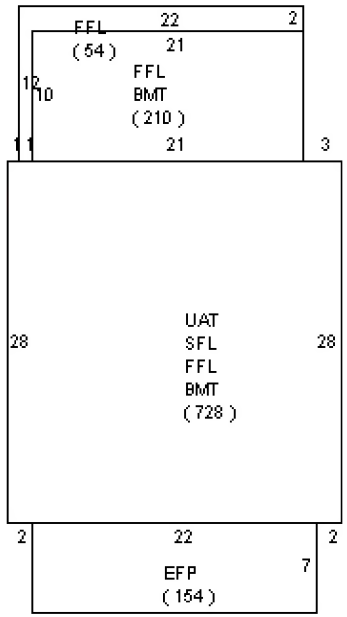
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	180.21
Special Features:	0	Val/Su Net:	129.79
Final Total:	388600	Val/Su SzAd	225.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	992	163.830	162,517
BMT	Basement	938	49.150	46,101
SFL	Second Floor	728	163.830	119,267
UAT	Upper Attic	182	65.530	11,927
EFP	Enclos Porch	154	44.890	6,914
	Net Sketched Area:	2,994	Total:	346,726
Size Ad	1720	Gross Area	3540	FinArea 1720

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

146.0-0006-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: